

**VILLAGE OF BUCHANAN
AMENDED LOCAL LAW NO. 2 OF THE YEAR 2023**

**A LOCAL LAW AMENDING CHAPTER 211 ENTITLED ZONING TO THE CODE
OF THE VILLAGE OF BUCHANAN**

Section One: The following Article shall be added to Chapter 211 of the Village Code to read as follows:

Article V: Attachment Two- “Bulk Regulations” shall be amended to read as follows:

Column 12, entitled Maximum Lot Coverage shall read as follows:

District R-40 35%
Districts R-20, R-15, R-10, R 7.5, and M-2 40%
District C-1 and C-2 75%
District M-1 50%

Under “Notes”, the following language shall be listed:

3. After the date of adoption of the amendments to Maximum Lot Coverage, Applicants developing vacant lots must design for the 100 year storm event; for currently developed lots, design must include 100 percent of new construction at 100 year storm event plus 10 percent of pre-existing coverage designed for 100 year storm event.

Section Two: This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.

ZONING

211 Attachment 2

Village of Buchanan

Table of Bulk Regulations, § 211-15
[Amended 5-17-2021 by L.L. No. 3-2021]

1	2	3	4	5	6	7	8	9	10	11	12	
		For Uses Listed Below	The Following Bulk Regulations Apply									
		(Uses herein refer in abbreviated form to the uses listed in detail in Use Table Columns 2 and 3)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage at Street Line (feet) ¹	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet) 1 Yard/Total Both Yards	Minimum Rear Yard (feet)	Maximum Building Height (stories/feet) ¹	Maximum Lot Coverage (percent) ²	
R-40	A	Single-family residential	40,000	125	125	200	30	20/50	25% of lot depth, not to exceed 50	2 1/2/35 ²	35 ²⁵	
	B	All other permitted uses	Same as Group A									
R-20	C	Single-family residential	20,000	100	100	150	30	15/40	25% of lot depth, not to exceed 30	2 1/2/35 ²	40 ³⁰	
	D	All other permitted uses	Same as Group A									
R-15	E	Single-family residential	15,000	80	80	120	30	10/25	25% of lot depth, not to exceed 30	2 1/2/35 ²	40 ³⁰	
	F	All other permitted uses	Same as Group A									
R-10	G	Single-family residential	10,000	75	75	100	30	10/20	25% of lot depth, not to exceed 30	2 1/2/35 ²	40 ³⁰	
	H	All other permitted uses	Same as Group A									
R-7.5	I	Single-family residential	7,500	75	75	100	30	10/20	25% of lot depth, not to exceed 30	2 1/2/35 ²	40 ³⁰	
	J	All other permitted uses	Same as Group A									
C-1	K	All permitted uses	10,000	75	75	100	30	5/15 (20 if abutting a residential)	10 (Where abuts a residential district, observe	2 1/2/35 ²	75 ⁵⁰	

BUCHANAN CODE

1	2	3	4	5	6	7	8	9	10	11	12	
		For Uses Listed Below	The Following Bulk Regulations Apply									
District	Group	(Uses herein refer in abbreviated form to the uses listed in detail in Use Table Columns 2 and 3)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage at Street Line (feet) ¹	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet) 1 Yard/Total Both Yards (district)	Minimum Rear Yard (feet)	Maximum Building Height (stories/feet) ¹	Maximum Lot Coverage (percent)	
C-2	L	All permitted uses	20,000	100	100	100	30	Same as C-1	Same as C-1 residential rear yard)	2 1/2/3 ⁵	75 50	
M-1	M	All permitted uses	20,000	100	100	200	50	25/50	25 (50 if abutting a residential district)	2 1/2/3 ⁵	50	
M-2	N	All permitted uses	80,000	250	250	300	75	50/100	100 (125 if abutting a residential district)	2 1/2/3 ⁵	40	
C-1/C-2 Overlay District	O	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	

NOTES:

1. Amended 10-2-1989 by L.L. No. 9-1989.
2. Whichever is less.
3. After the date of adoption of the amendments to Maximum Lot Coverage, Applicants developing vacant lots must design for the 100 year storm event; for currently developed lots, design must include 100 percent of new construction at 100 year storm event plus 10 percent of pre-existing coverage designed for 100 year storm event.